



NOTICE OF PUBLIC HEARING

Date mailed: August 8, 2012

You are receiving this notice because development has been proposed in your neighborhood. The proposed development requires a public hearing by the Milwaukie Planning Commission and notice to the property owner; applicant; and all property owners, residents, and neighborhood district association(s) within 300 feet of the subject property. The proposal and information on how to respond to this notice are described below.

The Milwaukie Planning Commission will hold a public hearing on the proposal at a meeting beginning at 6:30 p.m. on Tuesday, August 28, 2012, at Milwaukie City Hall, 10722 SE Main Street.

File Number:	NR-12-05
Location:	4909 SE International Way Tax Lot ID 1S2E31CD00300 <i>A map of the site is located on the last page of this notice.</i>
Proposal:	<p>The applicant proposes to expand an existing parking lot by 53 spaces. The project is intended to provide off-street parking for employees who currently park in the right-of-way along SE International Way.</p> <p>The project area is adjacent to an existing parking lot and is currently undeveloped. It is adjacent to a perennial stream alongside Highway 224, includes a designated Water Quality Resource (WQR) area and Habitat Conservation Area (HCA), and is vegetated with a mix of trees and ground cover. In addition to the landscaping required for the new parking area itself, native plantings will be installed adjacent to the new parking area and on the larger overall site as mitigation for WQR and HCA disturbance.</p> <p>The applicant's submittal materials include a technical report evaluating impacts and alternatives for the WQR and HCA disturbance.</p>
Applicant/Primary Contact Person:	Norman Harker (w/ Compass Engineering) 4107 SE International Way, Suite 705, Milwaukie, OR 97222 Tel. (503) 653-9093; E-mail normh@compass-engineering.com
Owner:	Blount International 4909 SE International Way
Staff contact:	Brett Kelter, Associate Planner City of Milwaukie Planning Department 6101 SE Johnson Creek Blvd Milwaukie, OR 97206 503-786-7657 kelterb@ci.milwaukie.or.us
Neighborhood District Association:	n/a - Milwaukie Business-Industrial NDA is not an active NDA

Applicable Criteria:	<ul style="list-style-type: none"> • MMC 19.316 Business Industrial Zone BI • MMC 19.402 Natural Resources NR • MMC 19.600 Off-Street Parking and Loading • MMC 19.700 Public Facility Improvements • MMC 19.1006 Type III Review <p>Copies of these criteria are available upon request and can also be found at www.qcode.us/codes/milwaukie/.</p>
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To learn more about a proposal: Call the staff contact assigned to the proposal. The staff report on the proposal will also be available for public viewing after 8 a.m. on **Wednesday, August 22**, at the following locations:

- Planning Department, Johnson Creek Facility, 6101 SE Johnson Creek Blvd (open weekdays 8:00 a.m. to 5:00 p.m.)
- Ledding Library, 10660 SE 21st St (call 503-786-7580 for current hours)
- City Hall, 10722 SE Main St (open weekdays 8:00 a.m. to 5:00 p.m.)
- City website, <http://www.ci.milwaukie.or.us/meetings>

Copies of information in the file can be obtained for a reasonable fee. Copies of applicable City ordinances and the Comprehensive Plan are also available for review at the locations listed above.

To comment on a proposal: You are invited to attend this hearing or submit comments in writing before the meeting time. You may send written comments in advance to the staff contact listed above, or you may submit your comments in person at the hearing. If you want to present verbal testimony, either pro, con, or to raise questions, you will be invited to speak following the applicant's testimony. Testimony and comments at this hearing must be directed towards the criteria identified. If you submit a written comment or comment in person at the hearing, you will be sent a copy of the decision or recommendation. All written and verbal comments become part of the permanent record.

The Neighborhood District Association, listed on the first page of this notice, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Planning Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

To appeal a decision: Any decision may be appealed to City Council by a person with standing. In order to establish standing, you must do at least one of the following: submit written comments to the staff contact before the hearing date; attend the hearing and sign in; or attend the hearing, sign in, and make a verbal comment. Any issue that is intended to provide a basis for appeal must be raised in writing on or before the hearing date with sufficient specificity to afford the responsible parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity, and accompanied by statements or evidence sufficient to afford the responsible parties an opportunity to respond to the issue, will preclude any appeal on that issue to the Land Use Board of Appeals (LUBA).

The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act (ADA). If you need special accommodations, please call 503-786-7600 at least 48 hours prior to the meeting.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:
 THE MILWAUKIE MUNICIPAL CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE IT SHALL BE PROMPTLY FORWARDED TO THE PURCHASER.